

006.A

0006

0053.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
465,100 / 465,100
465,100 / 465,100
465,100 / 465,100
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
51 - 53		NEWCOMB ST, ARLINGTON

OWNERSHIP	Unit #:	53
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Owner 1: ROSENBERG ERIC M &	
Owner 2: STEWART MIRIAM	
Owner 3:	

Street 1: 53 NEWCOMB ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: HUNG JACK R & JEAN J/TRUSTEES -	
Owner 2: HUNG REAL ESTATE TRUST -	
Street 1: 235 BERRY ST APT 416	
Twn/City: SAN FRANCISCO	
St/Prov: CA	Cntry:
Postal: 94158	

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1907, having primarily Vinyl Exterior and 930 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
O	TWO FAMIL
N	100
Census:	water
Flood Haz:	Sewer
D	Electri
S	Exempt
T	

BUILDING PERMITS	
Date	Number

Date	Number	Descrip
1/9/2018	19	Redo Kit
		76,620 C

ACTIVITY INFORMATION	
Date	Result
6/29/2021	USPS
7/19/2018	Measured
3/8/2017	SQ Returned
3/21/2007	External Ins

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj

102	Condo	0	Sq. Ft.	Site	0	0.	0.00	7840

Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
G8	1.						

Total AC/Ha: 0.00000	Total SF/SM: 0	Parcel LUC: 102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			SCUTTLE HOLE.																			
Sty Ht: 0 - 1 St condo				A Bath:	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																						
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																						
Frame: 1 - Wood				1/2 Bath:	Rating:																						
Prime Wall: 4 - Vinyl				A HBth:	Rating:																						
Sec Wall: %				OthrFix:	Rating:																						
Roof Struct: 2 - Hip				OTHER FEATURES																							
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1																			
Color: WHITE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
View / Desir:				Fpl:	Rating:			Other																			
GENERAL INFORMATION				WSFlue:	Rating:			Upper																			
Grade: C - Average				CONDOS INFORMATION				Lvl 2																			
Year Blt: 1907		Eff Yr Blt:		Location:				Lvl 1																			
Alt LUC:		Alt %:		Total Units:				Lower																			
Jurisdict: G8		Fact: .		Floor: 2 - 2nd Floor				Totals	RMs: 6	BRs: 3	Baths: 1	HB															
Const Mod:				% Own: 52.000000000				REMODELING				RES BREAKDOWN															
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL															
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	6	3	1															
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Additions:																			
Prim Int Wal 2 - Plaster				Functional:	%			Kitchen:																			
Sec Int Wall: %				Economic:	%			Baths:																			
Partition: T - Typical				Special:	%			Plumbing:																			
Prim Floors: 3 - Hardwood				Override:	%			Electric:																			
Sec Floors: %				Total: 18.6 %				Heating:																			
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:	1	6	3																
Subfloor:				Basic \$ / SQ: 305.00				COMPARABLE SALES																			
Bsmnt Gar:				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price															
Electric: 3 - Typical				Const Adj.: 0.98980200																							
Insulation: 2 - Typical				Adj \$ / SQ: 407.551																							
Int vs Ext: S				Other Features: 60500																							
Heat Fuel: 1 - Oil				Grade Factor: 1.00																							
Heat Type: 5 - Steam				NBHD Inf: 1.29999995																							
# Heat Sys: 1		NBHD Mod:																									
% Heated: 100	% AC:	LUC Factor: 1.00																									
Solar HW: NO		Central Vac: NO	Adj Total: 571379																								
% Com Wal		% Sprinkled	Depreciation: 106277																								
Depreciated Total: 465103				Final Total: 465100																							
MOBILE HOME				Make:		Model:		Serial #		Year:		Color:															
SPEC FEATURES/YARD ITEMS																PARCEL ID 006.A-0006-0053.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
More: N				Total Yard Items:				Total Special Features:				Total:															